

MINUTES  
SLSA Board of Directors Meeting  
Monday, February 18, 2019

**Call to order**

The meeting was called to order at the home of Darcy Richards at 3:15 PM. Darcy Richards presiding; other members present were Treasurer Gary Pavis, Secretary Joel Bergsman and At-Large Craig Eshman.

Gary Pavis reported that the minutes from the Annual Meeting on 12 January 2019 had not yet been finalized.

**Reports**

President: Many items on the agenda for this meeting.

Treasurer: Detailed report attached and a part of these minutes. Highlights are:

- Assessment payments starting to come in, including one covering past delinquent payments.
- Our two CDs are due to mature on 19 February and 8 July of this year. Gary Pavis is contemplating buying up to three more, with staggered maturities and higher yields, but is still investigating details of the new CDs and also other possibilities such as ETFs based on US Treasuries.

Secretary: No report

At-Large: No report

**Old Business**

Landscape: Hank Curtis had put out a scope of work for bids to five contractors, received three, and recommends Grover which has been doing good work for us for years. Their bid is \$8,630, in line with past costs, with a 5 year contract calling for 1.5% increase/year. A motion to accept his recommendation was made, seconded, and passed unanimously.

Delinquent assessments on slip 28: The confusion regarding the ownership of this slip has been resolved; it is still owned by the former owners of one of the houses in SLS. They no longer own that property, and have not paid the pier assessment since 2014. Including the amount for 2019, they currently owe the pier account \$715. They have stated their intention to sell slip 28 “at a profit;” however they have no buyer in mind at present, and it is not clear if, or when, a buyer can be found at a price that they would accept. After some discussion, it was agreed that Darcy Richards will talk with the

chair of the pier committee to see if he feels there is an alternative path to resolving this issue, hopefully for the future as well as the past. If no other path seems feasible, a lien (approved by the BOD in 2018 and already prepared by a lawyer) will be placed on the slip.

The issue of who pays the attorney's fees, and/or other costs, of collecting these delinquent assessments was discussed. It was agreed that Darcy Richards would also discuss this with the chair of the pier committee.

An anonymous letter complaining about possible violations of the covenants was discussed. It was agreed that the only alleged violation that might warrant action was that of a boat highly visible from the street. A letter will be drafted and sent to the owner, requesting that the boat be stored in some less conspicuous place and manner no later than this coming autumn.

There was also a signed letter from an owner regarding an anonymous note complaining about his dogs together with animal feces that was attached to his mailbox. The owner requested that the letter be read at the annual meeting (he was unable to attend); however that meeting had already taken place before the letter was received by the BOD. The BOD will answer the letter, informing the owner of this fact.

Trespassers riding ATVs on the right-of-way of the power line: It was noted that this land belongs to the owners of the adjacent properties. In addition to trespassing and liability issues, the ATVs are tearing up the right-of-way. After some discussion it was agreed to suggest that these owners place "no trespassing" signs on the right-of-way and the BOD agreed that the Association will do the same at the points of access to the right-of-way. Gary Pavis will determine the number of signs needed at access points and Darcy Richards will take the initiative to get those signs made and placed.

Mosquito control: Joel Bergsman, the Association's liaison with the County spray people, reported that the County would not accept our own signed requests but insisted on their own (which contain legal boiler-plate which is important to them). He will therefore be mailing out the appropriate forms for signature by those residents who have already expressed their wishes either to have the spray truck go down their driveways, or to have their properties not sprayed at all. Twenty five of the former and three of the latter have been received. Joel will double check on owners who chose "no spray" last year but did not respond this year, to minimize the chances of spraying where it's not wanted. (The County's default is to spray the streets, and this does not require the residents' permissions.)

### **New Business**

Committee members: The BOD voted unanimously to approve the following:

- Social: Shawn Maassel, Curt and Claudia Allred, Dereda Ricker, and Darcy Richards.
- Pier: Bernie Gwynne, Ron Hurt.
- Boat ramp: Ron Hurt, Mike Bossert

There have been no volunteers for the Architecture Review Committee. Darcy Richards will continue to seek one or more volunteers, and would be happy to have volunteers or even suggestions.

The issue of qualifications for BOD members was discussed. It was decided to take no action regarding the implied requirement that eligibility requires the person's name to be on the deed to his/her property in SLS. It was also decided to prepare a proposed amendment to the By-Laws stating that only one person from a given household could be on the BOD at the same time. The BOD intends to present this proposal to the next annual meeting.

Vacancy of Vice President position: Darcy Richards reported that she had a good candidate and, with his agreement, would propose that the BOD appoint him.

Audit: It was noted that a qualified person was needed to "audit" the Association's accounts for 2018. Suggestions were made and will be followed up.

Website: The problem of keeping the website updated and in general of greater use to the members was discussed. Robert Hall has been doing this gratis, as well as providing a free url, for many years but is not sure he can continue. It was decided to explore other possibilities. Craig Eshman will take the lead on this and Gary Pavis will work with him. It would likely require a (hopefully) small expense, tbd .

Issues regarding communications from the BOD to the members were discussed. This has been problematic in the past. Using "snail mail" is expensive and requires considerable work. Email is much easier, and costless, but past efforts have run into problems: In some instances emails were sent but not received, and even with BOD assurance never to allow anyone else, members or otherwise, access to their email addresses, a few members have continued to refuse to allow the BOD to contact them in that way. Moreover, the roster maintained by the BOD may have some outdated or otherwise inaccurate email addresses. Gary Pavis, last year's Secretary, has toiled mightily to update and fill in missing information on the roster maintained by the BOD. It was decided at today's meeting to send a "test" email to the addresses we now have, asking the recipient to either confirm that the information for him/her is accurate and complete, and/or to provide corrections, including whether or not they will permit the BOD to communicate with them by email. After the conclusion of this "test" the BOD will consider what if any further action might be appropriate.

### **Adjournment**

The meeting was adjourned by unanimous consent at 5:30.

Respectfully submitted,

A handwritten signature in black ink that reads "Joel Bergsman". The signature is written in a cursive, flowing style.

Joel Bergsman  
Secretary  
3 March 2019

# SLSA BOD Meeting Treasurer's Report

February 18, 2019

# Activity Status

- Invoices mailed February 4-9; due May 1
- 25 of 117 lots dues paid (\$3,510)
- 5 of 30 slip fees paid (\$500)
- Most payments deposited (plus one ramp key - \$30)
- Funds received from one delinquent owner (Millers - \$390)
- Interest income to date (\$18.50)
- Expenses
  - \$32.07 for snacks for Annual meeting
  - \$65.68 for stamps & labels for invoice mailing
  - \$88.31 for 2 months of electricity (pier)
  - \$575.00 for legal expenses regarding slip #28
  - \$415.00 pending for additional legal costs

# Investment of Funds

## CURRENT

	GENERAL	PIER
Checking 720	\$ 18 809	\$ 12
Money Market (.18%) 1 134	\$ 55 082	\$
CD (.3% exp 2/19/19)	\$ 8 288	
CD (1.0% exp 7/8/19)	\$ 9 423	
<b>TOTAL</b>	<b>\$ 91 602</b>	<b>\$ 13 854</b>

# Investment of Funds

PROPOSAL (leave Pier funds as is)

GENERAL FUND	CURRENT	PROPOSED
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Checking	\$ 18 809	\$ 5 000
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Money Market	\$ 55 082	\$ 32 179
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CD (1.0% exp. 7/8)	\$ 9 423	\$ 9 423
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CD (0.3% expiring)	\$ 8 288	
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NEW CD (4mo. 1.24%)		\$ 15 000
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NEW CD (8mo. 1.98%)		\$ 15 000
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NEW CD (13mo. 2.47%)		\$ 15 000
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<b>TOTAL</b>	<b>\$ 91 602</b>	<b>\$ 91 602</b>
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# Notes

- Funds can be moved between money market and checking funds 6 times per month without fees
- Recommend re-investigating rates in June to develop ladder of CDs so that one or two per year are maturing and can be re-invested
- Takes advantage of promotional rates offered by PNC Bank
- With \$ 12,000 in fees still outstanding, checking account should handle SLSA expenses without transfers
- Pier funding will be reviewed once proposed capital expenditures are known
- Meeting with PNC Bank again tomorrow (Feb. 19)

# HOA – General Assembly

- A bill (HB 250 / SB 374) has been introduced to allow HOAs to more easily collect interest, attorney fees, penalties and collection costs from delinquent owners via liens
- A bill (HB 900) requiring a reserve study be completed and updated every 5 years has been reintroduced in the House of Delegates. The first hearing on the bill was February 11.
- A bill (HB 207) intends to clarify the October, 2017 law on the 60% maximum limit on revising by-laws and covenants
- A bill (SB 705) would require HOAs to post on website or mail or e-mail the approved annual budget within 30 days of adoption